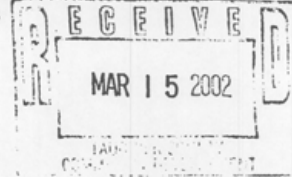


ATTACHMENT 7

**FAUQUIER COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
OFFICE OF ZONING, PERMITTING, AND INSPECTIONS
(540) 347-8789**

MEMORANDUM



TO: Liz Cook, Chief of Planning

FROM: Holly Meade, CZA

DATE: March 13, 2002

APPLICATION: PP02-CR-07 VINT HILL ECONOMIC DEVELOPMENT
AUTHORITY - LAND BAY "G"

PROPERTY OWNER: Vint Hill Economic Development Authority

PIN #: 7925-07-5247-000 part of

**ZONING
DISTRICTS:** PRD, Planned Residential Development

ACREAGE: entire parcel is approximately 247.463 acres

PROPOSED USE: To request preliminary plat approval to subdivide approximately
41.37 acres into one hundred (100) lots for age restricted
residential development.

ADDITIONAL COMMENTS:

1. In accord with Section 7-603 2. of the Fauquier County Zoning Ordinance, Residential Subdivisions, a landscape plan will be required at record plat or construction drawing phase.
2. There does not appear to be any floodplain on the property according to the Flood Insurance Rate Map.
3. This property is not in an Agricultural and Forestal District.
4. There are no known zoning violations on the property.
5. It is recommended that the applicant provide a copy of the Homeowner Association Documents indicating how this "Age Restricted Residential" area will be enforced.

6. It is not clear how Proffer 2 F., Sidewalks and Walkways, will be satisfied. The sidewalks along the roadway have been outlined; however, a plan for the connection to Land Bay G's boundaries is not evident.
7. Open space areas appear to be in general conformance with the Concept Development plan.
8. In addition to labeling the building restriction line (BRL), a rear BRL needs to be added.
9. The Waivers/Modification/Exceptions, specifically Section 7-301, state that Land Bay G "may be a gated neighborhood with private streets. However, if it is not gated then the streets will be public and dedicated". It is recommended the applicant be required to provide more detail indicating whether or not the community will be gated, where the gate will be located, and details regarding appearance of the gate.